

Warrior's Path State Park

490 Hemlock Road
Kingsport, TN 37663

Playground Treehouse Renovation

General

1. See Product Specifications listed under Installation.
2. Park manager will select all colors.
3. This is a turnkey job. All aspects of this job will be left in a finished condition: All finish work, interior and exterior walls and trim, finish sealant, caulking and final cleanup are included in this contract.
4. All equipment, labor and material will be supplied by contractor.
5. Project must be completed by 06/01/2022.
6. All work is to meet IBC and ADA.

Scope of Work Details:

Demo

1. Remove all wood decking and railings.
2. Pressure wash all support members and identify all damaged support members.
3. Remove existing roof panels.

Installation

1. Install new 5-rib, 26-gauge metal roof panels with drip edge and 6-inch gutters with leaf guard.
2. Install construction fencing around the entire area for the duration of the work on the project. Remove all fencing at the completion of the project.
3. Replace all damaged support members with glu-lam beams of similar dimensions. For bidding purposes, assume 4- 3.5" x 15" x 24' members and 4- 3.5"x15"x12'.
4. Replace water damaged wood wrap around columns as necessary.
5. Install new 2"x10" pressure treated wood blocking between each joist, equally spaced in rows at every 4'.
6. Install 5 quarter or thicker, composite decking with hidden fastener system per manufacturer's recommendations and in accordance with ADA standards

with no greater than 3/16" deck board (width to width) spacing. Material to be approved by Park Manager.

7. Install new composite handrails with 6-gauge, powder coated, metal wire mesh panels with 2"x2" square grid pattern in accordance with ADA standards. Material to be approved by Park Manager.
8. Coat all wooden support members and components with SEAL-Once Marine Penetrating Wood Sealer, Waterproofing, and Stain.

Terms and Conditions:

This is a turnkey job. All aspects of this job will be left in a finished condition: All finish work, interior and exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.

All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

Contractor will be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities from any damage caused by the demo/construction. This will include any underground utilities around the job site area. If damage occurs, it must be repaired within a 24-hour period from the time damage occurs.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with Park Manager before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. Work must be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Park Manager.

Successful contractor to schedule and attend a pre-construction conference where a pre-construction form will be signed by Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Park Manager or park representative before invoice will be paid.

Project will begin within 15 days of Purchase Order issuance and be complete by June 1, 2022, unless other agreement has been approved by Park Manager.

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Park Manager.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials will be warranted as per manufacturer warranty.

All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Park Manager.

Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative whether it is Architect, Engineer, Designer, or Park Manager. If an Architect or Engineer or Certified, Licensed Designer, then it must contain their State Seal.

Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor will clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Warriors Path State Park. Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site at all times.

Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work must conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing must conform to the latest and most current codes. All Fire Marshall approved projects must have a Certificate of Occupancy issued at the completion of the project. All ADA projects must have approval of the State of Tennessee Facilities Design Coordinator and be in compliance with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to Facilities Management, East TN Regional Office, 160 State Circle, Rocky Top, TN 37769, or to deborah.g.smith@tn.gov.

For scheduling contact:

Park Manager: Sarah Leedy, 423-534-2185, sarah.leedy@tn.gov

Facilities Manager: Toney Winstead, 865-712-1513, toney.winstead@tn.gov

Facilities Surveyor: Doug Stephens, 865-221-2633, doug.stephens@tn.gov